

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Palazzo Mare, LLC/Palazzo Mare
Condominiums

Case #: 25-R-04

Date: February 24, 2004

Comments:

No comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Palazzo Mare, LLC/Palazzo Mare
Condominiums

Case #: 25-R-04

Date: February 24, 2004

Comments:

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Palazzo Mare, LLC/Palazzo Mare
Condominiums

Case #: 25-R-04

Date: February 24, 2004

Comments:

1. Flow test required.
2. Show hydrant location
3. Fire sprinklers required as per 903.8.2 FBC.
4. Show fire main, hydrant, DDC and FDC on Civil plan.

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Division: Info. Systems

Member: Gary Gray
954-828-5790
954-828-5762

Project Name: Palazzo Mare, LLC/Palazzo Mare
Condominiums

Case #: 25-R-04

Date: February 24, 2004

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Palazzo Mare, LLC/Palazzo Mare
Condominiums

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Comments:

1. Verify that the site has the minimum 35% required landscape area. (Landscape area is defined as area set aside for landscaping, directly pervious to grade, and open to the sky). An “overlay” may be required.
2. Provide standard calculation list (available upon request) to verify that all site and vehicular use area landscape Code requirements are met.
3. All Tree Preservation Ordinance requirements apply. Any trees that would be considered good candidates for relocation should be relocated. Equivalent replacement for trees removed to be above minimum site Code requirements.
4. Make sure that at least ½ of the street frontage has shade trees.
5. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. All planting to be in conformity with FPL guidelines. Overhead utilities should be placed underground.
6. Other comments may be provided at meeting.

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: Palazzo Mare, LLC/Palazzo Mare
Condominiums

Case #: 25-R-04

Date: February 24, 2004

Comments: Site Plan Level II / 20 unit multifamily / RMM-25

1. This is a new use and must meet all current code requirements.
2. Provide narratives outlining compliance with the following sections:
 - 1) 47-25.2 Adequacy requirements
 - 2) 47-25.3 Neighborhood Compatibility
 - 3) 47-25.3.e.iv Design and Community Compatibility Criteria
3. Required yards are ½ height of building. Clearly delineate the property lines on the site plan. Clearly show the setback dimensions on the site plan. Will the project be requesting modification of yards?
4. What is number of units being demolished – any need for traffic study?
5. Indicate adjacent zoning, use and outline of buildings on site plan and mass outline of adjacent structures on elevations.
6. Provide setbacks (dimensions) to the property lines on site plan, elevations and floor plan. Provide roof plan indicating screening of any mechanical equipment.
7. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area.
8. Provide a text narrative to include but not limited to: loading/service systems, maintenance operations, etc. al.
9. Recommend presenting proposal to neighborhood association and neighbors for public input (Lauderdale Beach Homeowners Assn. and Dolphin Isles.)
10. Label all colors and materials on elevations. Also, provide color rendering.

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11. Discuss vehicle stacking from SR A-1-A with Engineering rep.
12. Dimension width of drive isle and parking spaces.
13. Provide context plan for general area (approx. two blocks) indicating building outlines with heights and stories labeled.
14. Provide an approval letter from the Broward County Emergency Management Division indicating that, with the addition of the subject project, an acceptable level of service of hurricane evacuation routes will be maintained as well as the county's emergency shelter capacity.
15. Provide a 7 ft. sidewalk along SR A-1-A. **(Parks & Rec. requesting 8 ft. plus 4 ft. bike lane).** Provide sidewalk dimension on the site plan.
16. Discuss provision for continuous street trees along SR A-1-A.
17. Discuss building height with Zoning rep.
18. Provide a narrative describing architectural style and any important design elements.
19. Provide the length and width dimension of all buildings on the elevation drawings. Show the property line and all setback dimensions on the elevation drawings.
20. Provide a trash management plan.
21. It appears that the storage room doors swing into parking spaces, provide dimension of the storage room doors. Storage room doors may not open into the parking spaces in the garages.
22. Respond to the DRC comments with 90 days or further review may be required.
23. Additional comments may be forthcoming.

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Division:	Police	Member:	Det. C. Cleary-Robataille 954-828-6419
Project Name:	Palazzo Mare, LLC/Palazzo Mare Condominiums	Case #:	25-R-04
Date:	February 24, 2004		

Comments:

1. All glazing should be impact- resistant.
2. How will vehicular and pedestrian traffic be controlled in the parking area?
3. Access control is needed at all exterior entrances, pool areas and any additional common areas.
4. Landscaping should not interfere with illumination of the parking lot.
5. Due to the high volume of building that is going on in the city it is impossible for the Fort Lauderdale Police Department to provide adequate security at all construction sites. It is highly recommended that the managing company make arrangements for private security.
6. Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Palazzo Mare, LLC/Palazzo Mare
Condominiums

Case #: 25-R-04

Date: February 24, 2004

Comments:

1. Dimension building height from grade on the elevation plans as defined in section 47-2.
2. Pursuant to section 47-19.4.K all new dumpster enclosure construction shall comply with all other provisions of the ULDR. The proposed dumpster enclosure shall comply with the setback of the zoning district.
3. Discuss the requirements for additional right-of-way dedication.
4. Show all sight triangles on the site plan.
5. Extend the photometric lighting values to the adjacent residential property line not to exceed one-half (1/2) footcandle pursuant section 47-20.14.
6. Provide wall/fence details and height. Wall/fence shall comply with the setback requirements of section 47-19.5. Indicate the gate swing on the site plan.
7. Garage storage room doors encroach into the required 8'8" X 18' clear area.
8. Dimension balconies that encroach into the required yards, not to exceed three (3) feet or twenty (20%) of the linear façade pursuant to section 47-19.2.B.
9. Provide a contractor material staging and storage plan and sales/construction trailer site plan.
10. Additional comments may be discussed at the DRC meeting.